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respect of which the remedy exists. He has never been encouraged to push his studies farther back, with a view to investigating ultimate juristic theories of right and liability—lest his mind should become unfitted for the daily routine of the law office. He has been advised not to study jurisprudence or to waste his time with mere “theory”—for the reason, among others, that such study is a thing of which the Civilians have a monopoly. It has been like the Protestant elimination of the symbol of the cross from ecclesiastical architecture in consequence of the Catholic retention of it. Fortunately the state of mind which makes such things possible is everywhere passing away. The student now learns what a contract is before he is instructed in the mechanics of an action of assumpsit. The next step in educational reform is to enable him to work out a theory of obligation before calling upon him to grasp the common law conception of contract. It is at this stage of the development of legal education in this country and in England that the eighth edition of Holland’s Jurisprudence appears. Its appearance is timely. It deserves and will unquestionably receive a hearty welcome.

G. W. P.

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THE ANNUAL ON THE LAW OF REAL PROPERTY. Edited by TILGHMAN E. BALLARD and EMERSON E. BALLARD. Vol. IV. 1895. Crawfordsville, Ind.: The Ballard Publishing Co. 1897.

Though the increasing number of law books has far overstepped the limits of the lawyer’s time, patience, or pocket, the value of such works as Mr. Ballard’s Digest should not be overlooked. Real Property is of such pre-eminent importance to the lawyer, that a digest devoted solely to that branch of the law cannot fail to be of use to him.

The plan of the compilers is to annotate and epitomize all the current case and statute law on real property, to compare the decisions and laws of different states, and to report in full a few of the most important cases. There are thirteen cases so reported in this volume. This vast material is first divided alphabetically into the main subjects of real property law, and then subdivided into sections arranged so as to make each subject read as a connected article.

Thus, the subject of Abutting Owners begins with the syllabus and opinion of the court in *P. R. R. v. Montgomery Co. Pass. Ry. Co.*, 167 Pa. 62 (1895), the opinion being divided into sections according to the points decided. Then follows a brief note of the case, and an epitome of all the cases on Abutting Owners, decided in 1895, grouped into sections, each section forming a note on one particular point of the subject. Where the law varies in different states, we find a full statement of the statutory provisions of all the states or an abstract of such provisions as, for instance, in the article on Powers of Attorney (§§ 589-632). The text of the book is followed by an index of statutes referred to in

the cases epitomized, and a complete index of the four volumes of the work.

We will find that some subjects in this book are very concisely dealt with, Equity being disposed of in three sections, and Evidence in eighteen, while, on the other hand, Eminent Domain has thirty-three sections, including four fully reported cases. From these dry statistics may be gathered the magnitude of the work and the labor involved in its preparation. The difficulty with such an enormous task is that the work must of necessity be very hasty, and important questions will escape notice, statements being made which would not be supported on further investigation. An Iowa case is authority for the remark: "The rule in Shelley's Case cannot be invoked to defeat the intention of the testator" (§ 254). Though, of course, the best authorities have always held the contrary, the editor suffers this case to pass without comment, while, on the other hand, such platitudes are indulged in as (§ 258) "Vested remainders may be conveyed," and three cases are cited to support this startling proposition.

As a digest of all the real property cases decided in any given year, this book is highly satisfactory, but as an authority on the Law of Real Property to take the place of a good text-book, it cannot be relied upon.

*R. A.*

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THE NEGOTIABLE INSTRUMENTS LAW. Drawn, Annotated and Edited by JOHN J. CRAWFORD, of the New York Bar. New York: Baker, Voorhis & Co. 1897.

This work is indicative of a tendency, which has been growing more and more apparent throughout the United States, to bring the statutory provisions of the several states to as great a degree of uniformity as possible, especially in the realm of commercial law.

The chief factor in obtaining this result has been the Conference of Commissioners on Uniformity of Laws. In 1895 the Commissioners took in hand the subject of bills and notes, and Mr. Crawford was eventually appointed to draft a bill covering this important field. The bill as drawn and adopted by the Commission has been enacted by the Legislatures of New York, Connecticut, Colorado and Florida. In these states, therefore, Mr. Crawford's book will be of the utmost importance, as it not only contains the text of the existing law, but being fully annotated, with reference to the intention of the Commissioners, it will materially aid in the interpretation of the act.

This, of course, is its primary object and will prove its chief source of usefulness. As, however, the work is largely a codification of the Common Law rules, and, as the decisions are cited wherever the former law has been adopted, the book will be found to contain a collection of authorities which will be serviceable in any state.

While the greater portion of the work done by such bodies as the Conference of Commissioners consists in crystallizing the law